



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: 13310-0-00897
Date Received: 12/16/13
Commission/Group: Revision West
Existing Zoning: M Application Accepted by: D. Reiss Fee: \$1,900.00
Comments: 2/25/14

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

Variance Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.
See attached sheet

LOCATION

1. Certified Address Number and Street Name 770 Michigan Avenue
City Columbus State Ohio Zip 43215
Parcel Number (only one required) 010-140804

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Snyder-Barker Investments
Address 29 W. Third Avenue City/State Columbus, Ohio Zip 43201
Phone # 975-7908 Fax # _____ Email snyder@sb1360.com

PROPERTY OWNER(S):

Name United States Trotting Association
Address 750 Michigan Avenue City/State Columbus, Ohio Zip 43215
Phone # 224-2291 Fax # 222-6791 Email www.ustrotting.com
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Jackson B. Reynolds, III c/o Smith & Hale LLC
Address 37 West Broad Street, Suite 725 City/State Columbus, Ohio Zip 43215
Phone # 221-4255 Fax # 221-4409 Email: jreynolds@smithandhale.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Snyder Barker Investments By: *Jackson B. Reynolds III*
PROPERTY OWNER SIGNATURE United States Trotting Association By: *Jackson B. Reynolds III*
ATTORNEY / AGENT SIGNATURE *Jackson B. Reynolds III*

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer

Variance List
770 Michigan Avenue

1. 3363.24(E) Building setback – 25' to 3'

snyder-barker-michigan-var1.lst (nct)
12/13/13 F:Docs

13310-00897
770 Michigan Ave.



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jackson B. Reynolds, III
of (1) MAILING ADDRESS 37 West Broad Street, Suite 725, Columbus, Ohio 43215
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at
(2) per ADDRESS CARD FOR PROPERTY 770 Michigan Avenue
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) United States Trotting Association
750 Michigan Avenue
Columbus, Ohio 43215

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Snyder Barker Investments
975-7900

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Harrison West Society
c/o Kristen Easterday
P.O. Box 163442
Columbus, Ohio 43216

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

see attached

(7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 13th day of December, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Jackson B. Reynolds III
(8) Natalie C. Timmons
9/4/15



Notary Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer

APPLICANT

Snyder Barker Investments
29 West Third Avenue
Columbus, OH 43201

PROPERTY OWNER

United States Trotting Association
750 Michigan Avenue
Columbus, OH 43215

AREA COMMISSION

Harrison West Society
c/o Kristen Easterday
P.O. Box 163442
Columbus, OH 43216

ATTORNEY

Jackson B. Reynolds, III
Smith & Hale LLC
37 West Broad Street, Suite 725
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

City Pointe North Ltd.
825 Ingelside Avenue
Columbus, OH 43216

City of Columbus
Real Estate Management
90 West Broad Street, Room 425
Columbus, OH 43215

Melmat Investments
839 Michigan Avenue
Columbus, OH 43215

CSX Transportation Inc.
Tax Department
500 Water Street (J-910)
Jacksonville, FL 32202

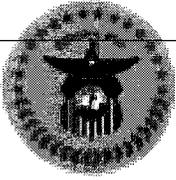
Thurber Square Investment
P.O. Box 1026
Columbus, OH 43216

Fame-Midamco Co LLC
c/o Bellwether Enterprise
Attn: Kaiti Sekerak
1360 East 9th Street, Suite 300
Cleveland, OH 44114

Yoakam Deagle Taggart Co
999 Polaris Parkway, Suite 200
Columbus, OH 43240

Thurber Gate Investment
P.O. Box 1026
Columbus, OH 43216

Columbus Engineering Consultants Inc
840 Michigan Avenue
Columbus, OH 43215



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Dec 18 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 800 MICHIGAN AVE COLUMBUS, OH

Mailing Address: 750 MICHIGAN AVE
COLUMBUS OH 43215

Owner: UNITED STATES TROTTER ASSOCIAT

Parcel Number: 010140804

ZONING INFORMATION

Zoning: ORIG, Manufacturing, M
effective 2/27/1928, Height District H-60

Historic District: N/A

Board of Zoning Adjustment (BZA): N/A

Historic Site: No

Commercial Overlay: N/A

Council Variance: N/A

Graphic Commission: N/A

Flood Zone: OUT

Area Commission: N/A

Airport Overlay Environs: N/A

Planning Overlay: N/A

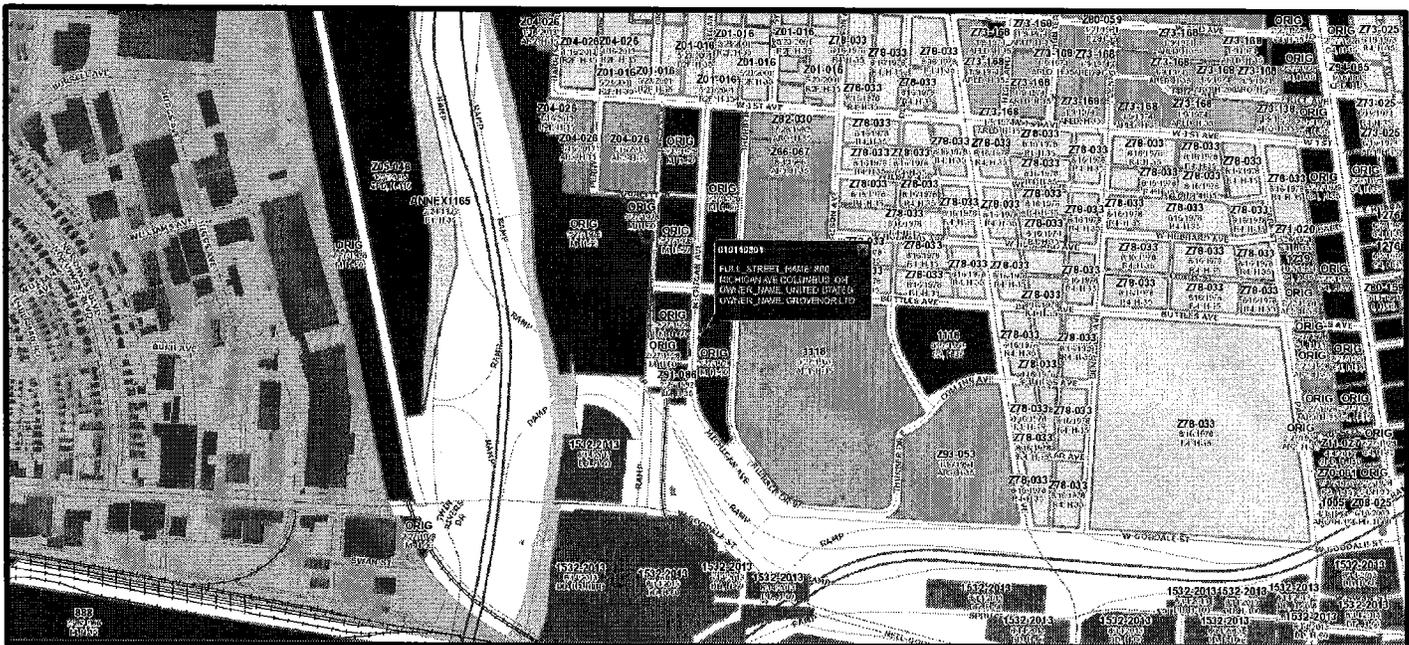
PENDING ZONING ACTION

Zoning: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A





BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

STATEMENT OF HARDSHIP

13310-00897
770 Michigan Ave.

APPLICATION # _____

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
 1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

The variance is being requested to reduce the building setback from 25' to 3 for both the front yard and side yard for the proposed building on the property. The rationale for the request is that the city code is written for suburban type development and not intercity urban type development. In this community the desire is to pull the building to the right of way as most of the buildings in the surrounding area are located in front of the 25' building setback. The granting of the requested variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of the zoning code.

Signature of Applicant

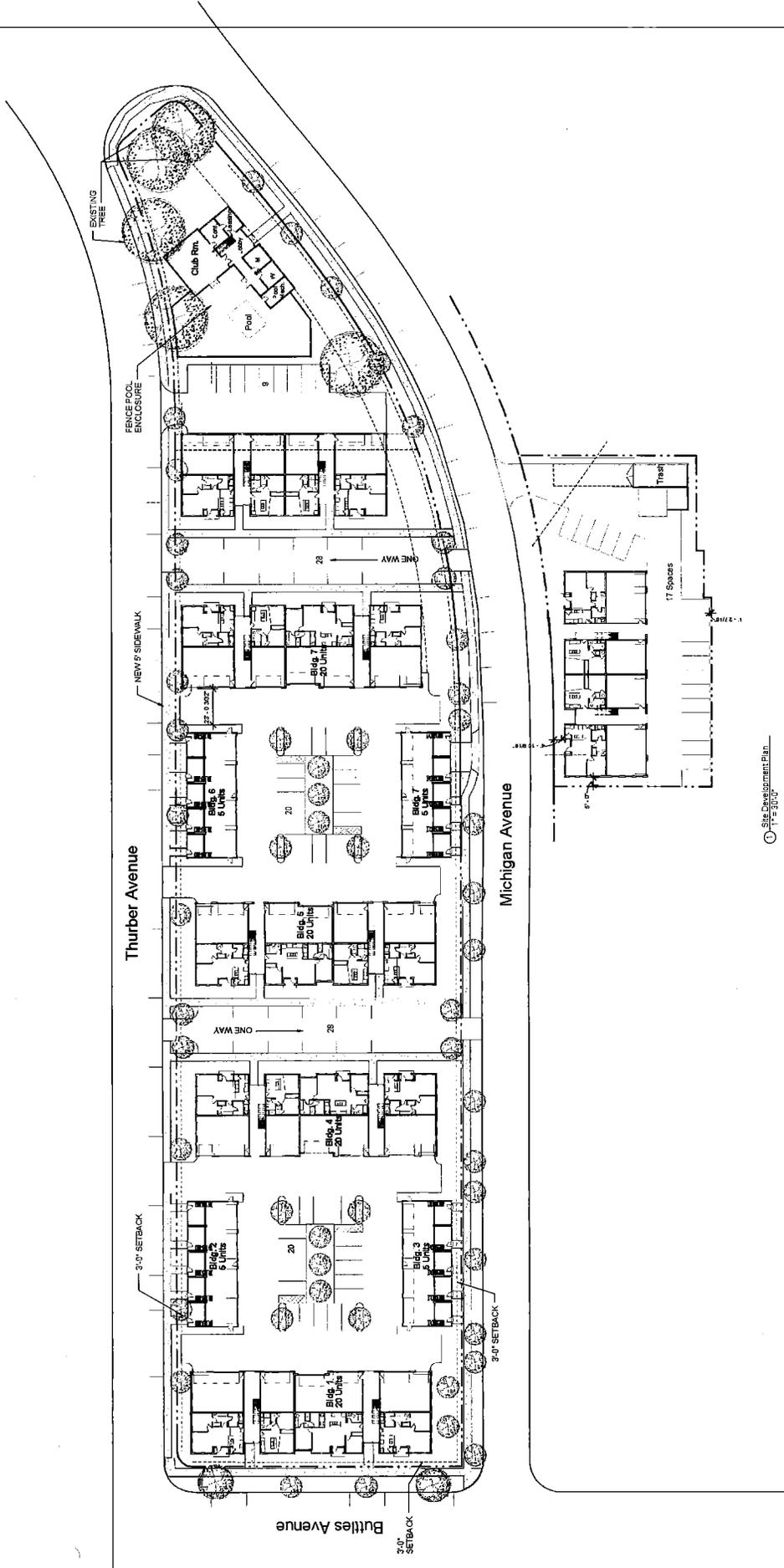
Date

12/13/13

PLEASE NOTE: incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer



SULLIVAN BRUCK
ARCHITECTS



Parking Calculations:
 UNIT COUNT: 140
 UNIT TYPE: 150
 UIC COUNTY: 1,375 ± 153
 Garage Spaces: 100
 New Surface Lot: 84
 Total Spaces On Site: 184
 (Plus 7-45 On Street Spaces)
 (Includes Provision for (8) ADA
 Compliant Spaces)

① Site Development Plan
 1/14/2020

Michigan Avenue Apartments

Michigan and Thurber Avenues

Snyder Barker Investments

Copyright © 2020 Snyder Barker Investments. All rights reserved. No part of this document may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Snyder Barker Investments.

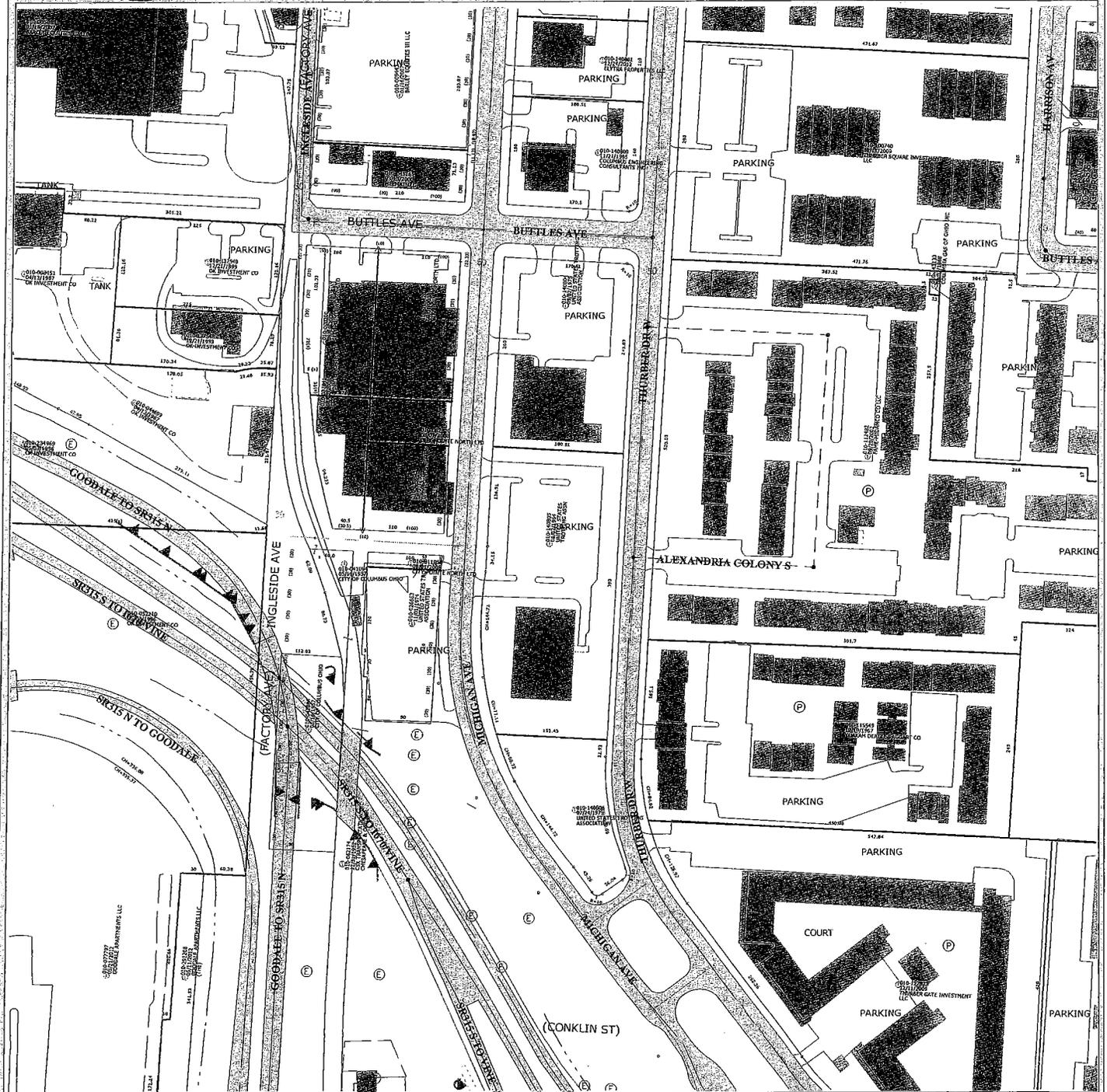
13310-00897
770 Michigan Ave.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 10/29/13



Disclaimer

Scale = 200



This map is prepared for the real property inventory within this county. It is based on survey plats, and other public records and data. Users of this map are not intended as information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibilities for the accuracy of the map. Please notify the Franklin County GIS Division of any discrepancies.

13310-00897
770 Michigan Ave.



City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010140804, 010140805, 010140806, 010026663

Zoning Number: 770

Street Name: MICHIGAN AVE

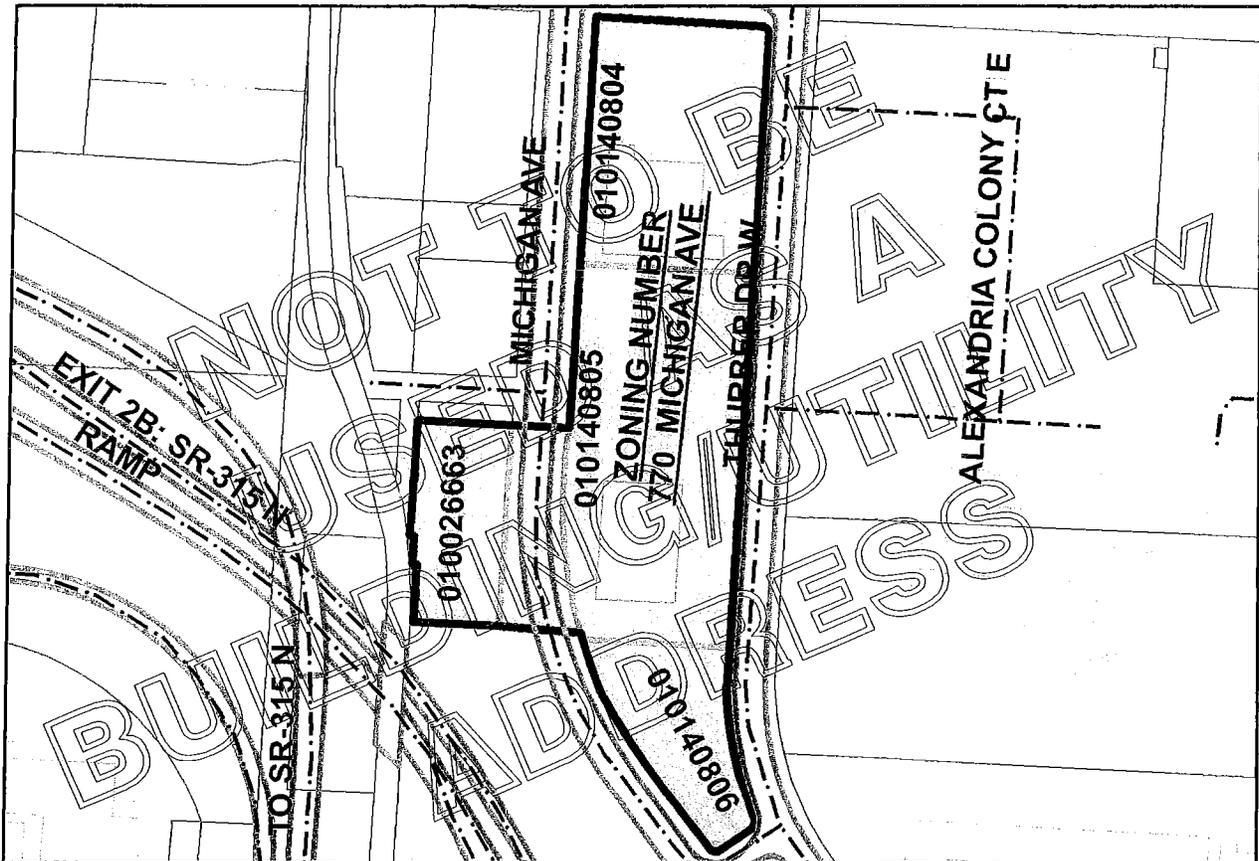
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH & HALE (JACK REYNOLDS)

Issued By: *Patricia Austin*

Date: 10/28/2013



SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 15160



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #

13310-00897
770 Michigan Ave.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 725, Columbus, Ohio 43215
deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

United States Trotting Association, 750 Michigan Avenue, Columbus, Ohio 43215

Snyder Barker Investments, 29 West Third Avenue, Columbus, Ohio 43201

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 13th day of December, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/15



Subscribed Here Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer